

FREE SAMPLE · QUEENS · SUB-CYCLE 10B · DOB DATA AS OF 16 OCT 2026

Buildings due for their Cycle 10 facade report by 21 Feb 2028 - no report filed yet

Local Law 11 / FISP, Sub-Cycle 10B (tax blocks ending in 0, 7 or 8). The filing window opened 21 Feb 2026 and closes **21 Feb 2028**; after that, late filing costs \$1,000 per month. Every building below had a Cycle 9 report on file and has **no Cycle 10 report** in DOB NOW: Safety as of 16 Oct 2026.

621

10B buildings in Queens
without a Cycle 10 report

79

10B buildings in Queens
already filed

71%

of the open buildings paid a
late-filing fee in Cycle 9

302

open buildings last rated
SWARMP or UNSAFE

Sample: 10 of 621 open 10B buildings in Queens

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
43-23 Colden Street Queens 11355 · BIN 4115898 · 26 fl. · built 1965	SWARMP 30 Mar 2023 · late (1 mo)	Lawless & Mangione, LLP 316 buildings in cycle 9	Skyline Towers 5 Kaled Management Corporation	A filed 1 month after the cycle 9 deadline; SWARMP in cycle 9 (repairs pending)
271-11 76 Avenue Queens 11040 · BIN 4173982 · 8 fl. · built 1970	SWARMP 22 Jul 2024 · late (17 mo)	Alnour Consulting Engineering PC 28 buildings in cycle 9 · switched 8→9	Parker Jewish Institute for He —	A filed 17 months after the cycle 9 deadline; switched firm between cycle 8 and 9; SWARMP in cycle 9 (repairs pending)
23-55 Bell Boulevard Queens 11360 · BIN 4443757 · 6 fl. · built 1961	SAFE 23 Aug 2023 · late (6 mo)	Magnum Opus Architecture PC 40 buildings in cycle 9	23 45 55 Bell Owners AKAM Associates, Inc.	A filed 6 months after the cycle 9 deadline
76-01 113 Street Queens 11375 · BIN 4439608 · built 1990	UNSAFE 6 Feb 2025 · late (24 mo)	Saghari PC 13 buildings in cycle 9 · switched 8→9	Forest Hills Royale Condominiu Impact Real Estate Management	A filed 24 months after the cycle 9 deadline; UNSAFE in cycle 9; small prior firm (13 buildings in cycle 9); switched firm between cycle 8 and 9
42-42 Union Street Queens 11355 · BIN 4116936 · 9 fl. · built 1986	SAFE 31 Oct 2020	Ronald B. Cagan, P.E. 103 buildings in cycle 9	Union Terrace Condo TKR Property Services Inc.	B paid a late-filing fee in cycle 9
130 Beach 121 Street Queens 11694 · BIN 4304908 · 6 fl. · built 1963	SAFE 14 Feb 2023	Becker Engineering, PC 7 buildings in cycle 9 · switched 8→9	Belle Beacon Housing Corp. Delkap Management	B small prior firm (7 buildings in cycle 9); switched firm between cycle 8 and 9; paid a late-filing fee in cycle 9; prior firm has no cycle 10 filing yet
31-70 138 Street Queens 11354 · BIN	SWARMP 21 Feb 2023	Koenigsberg Engineering, PC	Linden Towers Cooperative #3	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9

Building	Cycle 9 result	Prior QEWI firm (Cycle 9)	Owner / managing agent	Priority
4433331 · 6 fl. · built 1959		420 buildings in cycle 9	SLJ Property Management	
64-48 Booth Street Queens 11374 · BIN 4072535 · 6 fl. · built 1955	SWARMP 2 Feb 2023	Simple Design Studio Architects, PC 44 buildings in cycle 9 · switched 8→9	The Delmar Condominium Harlem Property Management	B switched firm between cycle 8 and 9; SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
88-02 32 Avenue Queens 11369 · BIN 4431366 · 6 fl. · built 1952	SWARMP 20 Apr 2022	MJM+A Architects.Planners, DPC 24 buildings in cycle 9	88-09 Northern Blvd LLC David Associates	B SWARMP in cycle 9 (repairs pending); paid a late-filing fee in cycle 9
23-21 44 Drive Queens · BIN 4860889	SAFE 17 Feb 2023	Cowley Engineering, PC 133 buildings in cycle 9	Perennially Green Inc. —	C no switch signal; prior firm Cowley Engineering, PC (133 buildings)

Priority A = prior firm had 4 or fewer buildings in Cycle 9, or the building filed late or was UNSAFE in Cycle 9; B = small prior firm, firm switch 8→9, SWARMP or prior firm inactive in Cycle 10 so far; C = no switch signal. Owner = DOF owner of record (companies only; private individuals are not shown). Managing agent from the HPD multiple-dwelling registration where one exists.

Who inspected these buildings in Cycle 9 (Queens, Sub-Cycle 10B)

QEWI firm	10B buildings in Queens, Cycle 9	of which still open in Cycle 10
Merritt Engineering Consultants, DPC	39	38
George J. Xerakias	31	31
RAND Engineering & Architecture DPC	32	26
Structural Engineering Buro	25	22
Firm Engineering, PC	22	22
Seth P. Roye Architect, PC	21	21
Lawless & Mangione, LLP	19	19
Koenigsberg Engineering, PC	15	15
Magnum Opus Architecture PC	13	13
Project Tactical Solutions, LLC	12	12

The full Sub-Cycle 10B list covers all 4,643 open 10B buildings citywide (621 in Queens) plus the 636 already filed, with BIN/BBL, address and ZIP, Cycle 9 result and filing date, late-filing history and fees, prior QEWI firm and its size, firm switch 8→9, owner company, managing agent, floors, year built, units, wall materials, map coordinates, priority and a weekly change monitor (who filed with whom). \$390 founding price until 30 June 2027 (regular \$490), access until 31 Mar 2028. fispradar.com/buy.php?p=cycle10b

Source: NYC Department of Buildings - DOB NOW: Safety Facades Compliance Filings and Façade Filing Status (NYC Open Data), HPD Registration Contacts, PLUTO; modified. Informational only - verify every deadline and status in DOB NOW: Safety before relying on it. Company-level information only; no personal data. Not affiliated with the NYC Department of Buildings. Owners may ask for removal from public samples at hello@fispradar.com. FISP Radar · fispradar.com